

RESOLUTION NO. 3314-02-2006

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, MARCH 21, 2006, AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 o'clock P.M., Tuesday, March 21, 2006, the **City Council** of the City of Fort Worth, which is the legislative body of the said City, will hold a **public hearing** in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

ZC-05-196 30.42 Ac. +/- 2500 Block of South University Drive, *et.al.* (See Exhibit C)

Zoning Change:

Recommended From: *"B" Two-Family Residential*

To: *"A-5" One-Family Residential*

Description:

<u>Address</u>	<u>Legal</u>	<u>Block</u>	<u>Lot</u>	<u>From</u>	<u>To</u>
002505 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LT N60.7°S66.3°E1-2			B	A-5
002529 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 4			B	A-5
002533 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 5			B	A-5
002547 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 8			B	A-5
002551 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 9			B	A-5
002555 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 10			B	A-5
002567 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 11			B	A-5
002813 PARK HILL DR	UNIVERSITY PLACE ADDITION BLK 39 LOT 1			B	A-5
002801 PARK HILL DR	UNIVERSITY PLACE ADDITION BLK 39 LOT 3			B	A-5
002532 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 6			B	A-5
002536 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 7			B	A-5
002540 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 8			B	A-5
002544 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 9			B	A-5
002556 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 11			B	A-5
002564 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 13			B	A-5
002563 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 14			B	A-5
002561 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 15			B	A-5
002555 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 16			B	A-5
002551 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 17			B	A-5
002547 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 18			B	A-5
002541 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 19			B	A-5
002529 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 22			B	A-5

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Address	Legal	Block	Lot	From	To
002525 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39	LOT 23		B	A-5
002524 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 4		B	A-5
002528 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 5		B	A-5
002532 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 6		B	A-5
002538 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 7		B	A-5
002548 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 9		B	A-5
002554 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 10		B	A-5
002556 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 11		B	A-5
002564 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 13		B	A-5
002561 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 15		B	A-5
002555 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 16		B	A-5
002541 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 19		B	A-5
002537 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 20		B	A-5
002525 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40	LOT 23		B	A-5
002532 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 6		B	A-5
002542 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 8		B	A-5
002552 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 10		B	A-5
002556 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 11		B	A-5
002560 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 12		B	A-5
002564 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41	LOT 13		B	A-5
002563 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41	LOT 15		B	A-5
002601 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42	LOT 1		B	A-5
002716 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 12		B	A-5
002710 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 13		B	A-5
002706 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 14		B	A-5
002622 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 16		B	A-5
002618 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 17		B	A-5
002614 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 18		B	A-5
002610 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 19		B	A-5
002606 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 20		B	A-5
002600 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42	LOT 21		B	A-5
002601 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 1		B	A-5
002615 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 4		B	A-5
002715 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 10		B	A-5
002616 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 17		B	A-5
002612 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 18		B	A-5
002610 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 19		B	A-5
002606 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 20		B	A-5
002601 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 1		B	A-5
002605 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 2		B	A-5
002609 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 3		B	A-5
002619 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 5		B	A-5
002625 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 6		B	A-5
002705 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 8		B	A-5
002711 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 9		B	A-5
002715 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 10		B	A-5
002719 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 11		B	A-5
002706 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 14		B	A-5
002700 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 15		B	A-5
002606 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 20		B	A-5
002600 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44	LOT 21		B	A-5
002603 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45	LOT 2		B	A-5
002625 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45	LOT 6		B	A-5
002701 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45	LOT 7		B	A-5
002705 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45	LOT 8		B	A-5
002709 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45	LOT 9		B	A-5
002571 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 12 & 25' ABAND ST			B	A-5
002515 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LT 3 & S6.3' LTS 1, 2			B	A-5
002501 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 N80' LOT 1 & 2			B	A-5
002901 PARK HILL DR	UNIVERSITY PLACE ADDITION BLK 40 LOT 3 & E50' 2			B	A-5
002501 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 N80' LOT 1 N80'W30'2			B	A-5
002500 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 N1/2 E1/2 2 N1/2 3			B	A-5
002501 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 N56.3' LT 1 N56.3'W 1/2 2			B	A-5
002504 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 S1/2 E1/2 2 S1/2 3			B	A-5

ZC-05-196 Continued

Address	Legal	Block	Lot	From	To
002525 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 S36°1S36°W 1/2 2 N18°23			B	A-5
002714 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 12 & S10' 13			B	A-5
002614 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 LOT 18 & S5' 19			B	A-5
002612 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 N55' LOT 19			B	A-5
002710 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 N60' LOT 13			B	A-5
002719 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45 LOT 11 &			B	A-5
002715 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45 N60' LOT 10			B	A-5
002809 PARK HILL DR	UNIVERSITY PLACE ADDITION BLK 39 LOT 2			B	A-5
002524 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 4			B	A-5
002565 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 14			B	A-5
002551 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 17			B	A-5
002545 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 18			B	A-5
002510 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 LOT 4			B	A-5
002538 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 LOT 7			B	A-5
002700 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42 LOT 15			B	A-5
002624 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 16			B	A-5
002615 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44 LOT 4			B	A-5
002505 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 S66' LOT 1 S66.3°W30°2			B	A-5
002621 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45 LOTS 4 & 5			B	A-5
002535 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 6			B	A-5
002541 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 38 LOT 7			B	A-5
002528 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 5			B	A-5
002552 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 10			B	A-5
002560 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 12			B	A-5
002537 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 20			B	A-5
002533 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 39 LOT 21			B	A-5
002542 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 8			B	A-5
002560 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 12			B	A-5
002533 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 21			B	A-5
002529 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 40 LOT 22			B	A-5
002528 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 LOT 5			B	A-5
002548 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 41 LOT 9			B	A-5
002543 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 LOT 18			B	A-5
002541 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 LOT 19			B	A-5
002539 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 LOT 20			B	A-5
002565 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 LT 14 PTWITH EX			B	A-5
002605 UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 2			B	A-5
002609 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 3			B	A-5
002615 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 4			B	A-5
002621 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 5			B	A-5
002701 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 7			B	A-5
002705 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42 LOT 8			B	A-5
002718 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 42 LOT 22			B	A-5
002611 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 3			B	A-5
002625 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 6			B	A-5
002701 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 7			B	A-5
002719 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 11			B	A-5
002708 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 14			B	A-5
002700 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 15			B	A-5
002600 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 21			B	A-5
002716 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 LOT 22			B	A-5
002627 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 44 LOT 7			B	A-5
002622 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 LOT 16			B	A-5
002618 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 LOT 17			B	A-5
002609 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45 LOT 3			B	A-5
002527 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 S40' OF 23 N12' 22			B	A-5
002529 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 S48' LOT 22 N6' 21			B	A-5
002531 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 S54' LOT 21			B	A-5
002523 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41 S54°N110.3' 1 & S54°N110.3' W 1/2 2			B	A-5
002705 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43 LT 8			B	A-5
002710 GREENE AVE	UNIVERSITY PLACE ADDITION BLK 43 N60' LOT 13			B	A-5
002718 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 LT 22 S20' 12			B	A-5
002601 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 45 LT 1 & 25' STRP N			B	A-5

ZC-05-196 Continued

Address	Legal	Block	Lot	From	To
002625 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42	LOT 6		B	A-5
002557 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41	LOT 17		B	A-5
002561 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 41	LOT 16		B	A-5
002621 S UNIVERSITY DR	UNIVERSITY PLACE ADDITION BLK 42	LOT 5		B	A-5
002711 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 9		B	A-5
002714 WAITS AVE	UNIVERSITY PLACE ADDITION BLK 44 N40'	LOT 12 S20'		B	A-5
	13				
002605 COCKRELL AVE	UNIVERSITY PLACE ADDITION BLK 43	LOT 2		B	A-5

ZC-05-302 3601 Williams Road**Zoning Change:****Recommended From: "E" Neighborhood Commercial**

To: "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; plus: continued use of a Bar, restricted to beer and wine sales. Any improvements or new construction will require a site plan. Waiver of Site Plan recommended.

Description: Lot 1A, Block 4, Bankhead Estates.

ZC-05-310 2400 thru 2500 Blocks of McLemore Street and 2400-2500 Blocks of Race Street**Zoning Change:****Recommended From: "B" Two-Family Residential****To: "A-5" One-Family Residential****Description:**

<u>Address</u>	<u>Lot</u>	<u>Block</u>	<u>Legal</u>	<u>From</u>	<u>To</u>
2420 McLemore	Abs # 958,	Tract 28C,	John Little Survey	B	A-5
2505 McLemore	8 & W 1		Inspiration Place Addn	B	A-5
	½ of 20				
2511 McLemore	5 & 6		Inspiration Place Addn	B	A-5
2417 McLemore	12&18A		Inspiration Place Addn	B	A-5
2521 McLemore	A1		Flreone Ingraham Sub	B	A-5

ZC-05-310 Continued

Address	Lot	Block	Legal	From	To
2425 McLemore	9A 10		Inspiration Place Addn	B	A-5
	&19B				
2401 McLemore	15 & 16		Inspiration Place Addn	B	A-5
	Pt Closed Alley				
2516 McLemore	Tract 29D,		John Little Survey Abs # 958	B	A-5
2425 McLemore	9B & 19A		Inspiration Place Addn	B	A-5
2327 McLemore	8R & B		Crestmont Terrace Addn	B	A-5
	Pt Closed Alley				
2513 Race St	9	1	E.A. Self Addn	B	A-5
2421 McLemore	11&18	B	Inspiration Place Addn	B	A-5
2503 Race St	12	1	E.A. Self Addn	B	A-5
2501 Race St	13	1	E.A. Self Addn	B	A-5
2409 McLemore	14C 15A		Inspiration Place Addn	B	A-5
	16A717A				
2507 McLemore	7 & E ½ Lot 20		Inspiration Place Addn	B	A-5
2421 Race St	15	1	E.A. Self Addn	B	A-5
2317 McLemore	6	B	Crestmont Terrace Addn	B	A-5
2411 McLemore	13 14A &				
	17B		Inspiration Place Addn	B	A-5
2508 McLemore	John Little Survey Abst # 958		Tract 29E	B	A-5
2404 McLemore	John Little Survey Abst # 958		Tract 28D	B	A-5
2426 McLemore	John Little Survey Abst # 958		Tract 29	B	A-5
2321 McLemore	7R B		Crestmont Terrace Addn	B	A-5
2424 McLemore	John Little Survey Abst # 958		Tract 28A	B	A-5
2521 McLemore	Florence Ingraham Subdiv Lot A1			B	A-5
2423 Race St	14	1	E.A. Self Addn	B	A-5
2509 Race St	10	1	E.A. Self Addn	B	A-5
2517 McLemore	E ½ 21		Inspiration Place Addn	B	A-5
2517 McLemore	2 & 5B		Inspiration Place Addn	B	A-5
2504 McLemore	John Little Surv Abst # 958,		Tract 29C	B	A-5
2505 Race St	11	1	E.A. Self Addn	B	A-5
2422 McLemore	John Little Surv Abst # 958,		Tract 28	B	A-5
2313 McLemore	5 B		Crestmont Terrace Addn	B	A-5
2428 McLemore	John Little Surv Abst # 958,		Tract 28B	B	A-5
2400 McLemore	John Little Surv Abst # 958,		Tract 27A	B	A-5
2518 McLemore	John Little Surv Abst # 958,		Tract 29F	B	A-5

ZC-06-001 4700 McCart Avenue**Zoning Change:****Recommended From: "E-R" Neighborhood Commercial Restricted****To: "A-5" One-Family Residential****Description:** Lot 24, Block 60, Seminary Hills Addition.

SP-06-001 7700 & 7800 Blocks of Ederville Road

Site Plan Approval:

Site Plan to Amend "PD-563", to change the layout configuration of the mini warehouse units. (See ZC-04-042)

Description:

BEING a 12.218 acre tract out of the Enoch S. Johnson Survey, Abstract No. 853 in the City of Fort Worth, Tarrant County, Texas, and being a portion of that certain 19.619 acre tract of land described by deed to Don Valk, recorded in Instrument # D204008835, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a cross cut found in concrete at the base of a fence post in the southerly right-of-way line of Interstate Highway No. 30, a variable width, controlled access public right-of-way, said point also being located in the westerly right-of-way line of Cooks Lane, a variable width public right-of-way;

THENCE South 00 deg. 02 min. 53 sec. East with said westerly right-of-way line, 199.82 feet to a 3/4 inch diameter iron pin found;

THENCE North 89 deg. 52 min. 11 sec. East continuing with said westerly right-of-way line, 10.71 feet to a 1/2 inch diameter capped iron pin set;

THENCE South 00 deg. 23 min. 24 sec. East continuing with said westerly right-of-way line, 144.70 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess';

THENCE South 44 deg. 03 min. 42 sec. West continuing with said westerly right-of-way line, 28.34 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess', said point being in the northerly right-of-way line of Ederville

Road, a variable width public right-of-way, said point also being at the beginning of a non-tangent curve to the left with a central angle of 14 deg. 34 min. 42 sec., a radius of 800.07 feet and a chord bearing South 79 deg. 48 min. 58 sec. West, 203.02 feet;

THENCE with said northerly right-of-way line a distance along the arc of 203.57 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess';

THENCE South 72 deg. 29 min. 09 sec. West continuing with said northerly right-of-way line, 46.93 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess';

SP-06-001 Continued

THENCE South 70 deg. 55 min. 25 sec. West continuing with said northerly right-of-way line, 220.08 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess';

THENCE South 72 deg. 29 min. 09 sec. West continuing with said northerly right-of-way line, a distance of 40.60 feet to a point;

THENCE North 47 deg. 30 min. 51 sec. West departing said northerly right-of-way line, a distance of 17.67 feet to a point;

THENCE North 65 deg. 21 min. 16 sec. East, a distance of 56.71 feet to a point;

THENCE North 80 deg. 53 min. 49 sec. East, a distance of 16.93 feet to a point;

THENCE North 55 deg. 17 min. 56 sec. East, a distance of 23.41 feet to a point;

THENCE North 15 deg. 57 min. 09 sec. West, a distance of 3.96 feet to a point;

THENCE South 84 deg. 21 min. 16 sec. West, a distance of 32.94 feet to a point;

THENCE North 82 deg. 36 min. 51 sec. West, a distance of 18.18 feet to a point;

THENCE North 70 deg. 33 min. 08 sec. West, a distance of 22.84 feet to a point;

THENCE North 63 deg. 40 min. 11 sec. West, a distance of 58.80 feet to a point;

THENCE North 43 deg. 26 min. 12 sec. West, a distance of 22.28 feet to a point;

THENCE North 53 deg. 04 min. 38 sec. West, a distance of 38.86 feet to a point;

THENCE South 81 deg. 00 min. 17 sec. West, a distance of 69.65 feet to a point;

THENCE North 85 deg. 00 min. 32 sec. West, a distance of 51.22 feet to a point;

THENCE North 41 deg. 04 min. 48 sec. West, a distance of 20.25 feet to a point;

THENCE North 53 deg. 36 min. 36 sec. West, a distance of 114.65 feet to a point;

THENCE North 45 deg. 46 min. 52 sec. West, a distance of 23.83 feet to a point;

THENCE North 76 deg. 12 min. 59 sec. West, a distance of 31.93 feet to a point;

THENCE North 55 deg. 09 min. 41 sec. West, a distance of 50.35 feet to a point;

THENCE North 89 deg. 29 min. 36 sec. West, a distance of 47.94 feet to a point;

SP-06-001 Continued

THENCE North 83 deg. 44 min. 27 sec. West, a distance of 39.52 feet to a point;

THENCE South 75 deg. 45 min. 31 sec. West, a distance of 19.86 feet to a point;

THENCE South 82 deg. 24 min. 32 sec. West, a distance of 30.82 feet to a point;

THENCE South 31 deg. 45 min. 43 sec. West, a distance of 15.10 feet to a point;

THENCE South 82 deg. 32 min. 35 sec. West, a distance of 35.24 feet to a point;

THENCE North 45 deg. 06 min. 06 sec. West, a distance of 37.86 feet to a point;

THENCE North 31 deg. 17 min. 13 sec. West, a distance of 22.69 feet to a point;

THENCE North 82 deg. 21 min. 25 sec. West, a distance of 14.59 feet to a point;

THENCE North 60 deg. 27 min. 49 sec. West, a distance of 34.95 feet to a point;

THENCE North 15 deg. 41 min. 55 sec. West, a distance of 35.90 feet to a point;

THENCE North 56 deg. 16 min. 25 sec. West, a distance of 56.55 feet to a point;

THENCE North 83 deg. 55 min. 58 sec. West, a distance of 271.59 feet to a point;

THENCE South 84 deg. 05 min. 39 sec. West, a distance of 62.04 feet to a point on the east boundary line of Courtney Oaks Apartments Addition, an addition to the City of Fort Worth, according to the corrected plat recorded in Volume 388-138, Page 48, Plat Records, Tarrant County, Texas;

THENCE North 00 deg. 24 min. 33 sec. West with said east boundary line of Courtney Oaks Apartments Addition, a distance of 215.89 feet to a 1/2 inch diameter capped iron pin, said point being in the southerly right-of-way line of the said Interstate Highway No. 30;

THENCE North 89 deg. 31 min. 53 sec. East with the southerly right-of-way line of said Interstate Highway No. 30, 240.45 feet to a 5/8 inch diameter capped iron pin found stamped 'Carter & Burgess';

THENCE South 82 deg. 30 min. 21 sec. East continuing with said southerly right-of-way line, 902.34 feet to a cross cut found in concrete at the base of a fence post;

THENCE North 88 deg. 45 min. 07 sec. East continuing with said southerly right-of-way line, 430.47 feet to the ***POINT OF BEGINNING and containing 532,197 square feet or 12.218 acres of land, more or less.***

ZC-06-004 1700 & 1701 Rogers Road

Zoning Change:

Recommended From: "I" Light Industrial; and "K" Heavy Industrial

To: "MU-2" High Intensity Mixed Use

Description:

Tract 1: 8.32 Ac. +/-

BEING an 8.3258 acre tract of land situated in the W.D. Conner Survey, Abstract No. 288, Tarrant County, Texas, and being part of that tract of land conveyed by deed to the Union Pacific Railroad as recorded in Volume 875, Page 96, DRTCT, and being more particularly described as follows:

COMMENCING at a ½" iron rod found for corner, said point being the southwest corner of Lot 2, Block 3 of Michael Hughes Estates, an addition to the City of Fort Worth according to the plat thereof as recorded in Volume 530, Page 82, DRTCT;

Thence South 01° 19' 00" East, along the west line of said Lot 2, a distance of 1.78 feet to a point for corner in the north line of the Clear Fork of the Trinity River;

Thence South 59° 01' 00" West, along the north line of the said Clear Fork of the Trinity River, a distance of 85.43 feet to a point for corner and being the beginning of a curve to the right having a central angle of 00° 27' 39", a radius of 898.30 feet and a chord which bears South 59° 14' 49" West, a distance of 7.22 feet;

Thence southwesterly, along the said curve, an arc distance of 7.22 feet to a ½" iron rod set for the POINT OF BEGINNING;

Thence Southwesterly along the north line of the said Clear Fork of the Trinity River the following five (5) calls:

- (1) Thence continuing along the said curve to the right having a central angle of 42° 07' 21", a radius of 898.30 feet and a chord which bears South 80° 32' 19" West, a distance of 645.64 feet;
- (2) Thence Southwesterly, along the said curve, an arc distance of 660.41 feet to a ½" iron rod found for corner and being the end of said curve;
- (3) Thence North 78° 24' 00" West, a distance of 376.60 feet to a ½" iron rod found for corner;

ZC-06-004 Continued

- (4) Thence North 78° 53' 00" West, a distance of 46.30 feet to a ½" iron rod found for corner and being the beginning of a curve to the left having a central angle of 12° 05' 02", a radius of 887.60 feet and a chord which bears North 84° 55' 31" West, a distance of 186.85 feet;
- (5) Thence Northwesterly along said curve, a distance of 187.20 feet to a ½" iron rod found for corner;

Thence North 26° 38' 18" West, a distance of 75.65 feet to a ½" iron rod found for corner in the Southwest line of a 50' wide TESCO easement;

Thence North 63° 21' 42" East, along the southeast line of said 50' wide easement, a distance of 413.85 feet to a ½" iron rod set for corner;

Thence South 29° 36' 43" East, a distance of 23.31 feet to a ½" iron rod set for corner;

Thence South 57° 45' 52" East, a distance of 32.39 feet to a ½" iron rod set for corner;

Thence South 88° 07' 58" East, a distance of 26.37 feet to a ½" iron rod set for corner;

Thence North 71° 19' 05" East, a distance of 300.59 feet to a ½" iron rod set for corner;

Thence South 77° 03' 55" East, a distance of 490.16 feet to a ½" iron rod set for corner;

Thence South 56° 01' 17" East, a distance of 51.57 feet to a ½" iron rod set for corner;

Thence South 10° 24' 57" East, a distance of 170.37 feet to the ***POINT OF BEGINNING and containing 362,672 square feet or 8.3258 acres of land, more or less.***

Tract 2: 0.22 Ac. +/-

BEING a 0.2289 acre tract of land in the W. D. Conner Survey, Abstract No. 288, Tarrant County, Texas, and being part of that tract of land conveyed by deed to the Union Pacific Railroad, as recorded in Volume 875, Page 96, DRTCT, and being more particularly described as follows:

ZC-06-004 Continued

BEGINNING at a ½" iron rod found for corner in the east line of Lot 2, Block 3 of the Michael Hughes Estates, an addition to the City of Fort Worth, according to the plat thereof as recorded in Volume 530, Page 82, DRTCT, and also being the southeast corner of Lot 13-R, Block 1 of Michael Hughes Estates, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 613, DRTCT, said point bearing South 01° 19' 00" East, a distance of 517.35 feet from a concrete monument found for the west most northwest corner of said Lot 2, Block 3;

Thence South 01° 19' 00" East, along the west line of said Lot 2, passing at a distance of 293.93 feet, a ½" iron rod found for the southwest corner of said Lot 2, and continuing for a total distance of 295.71 feet to a ½" iron rod set for corner in the north line of the Clear Fork of the Trinity River;

Thence South 59° 01' 00" West, along the north line of the said Clear Fork of the Trinity River, a distance of 35.67 feet to a ½" iron rod set for corner;

Thence North 01° 22' 14" West, a distance of 246.54 feet to a ½" iron rod set for corner;

Thence North 28° 07' 23" West, a distance of 27.96 feet to a ½" iron rod set for corner;

Thence North 56° 02' 14" West, a distance of 11.10 feet to a ½" iron rod set for corner;

Thence North 40° 29' 57" West, a distance of 49.40 feet to a ½" iron rod set for corner in the south line of said Lot 13R;

Thence South 87° 25' 55" East, along the south line of said Lot 13R, a distance of 20.00 feet to the ***POINT OF BEGINNING and containing 9.969 square feet, or 0.2289 acres of land, more or less.***

Tract 3: 2.09 Ac. +/-

DESCRIPTION for a tract of land being situated in the W.D. Conner Survey, Abstract No. 288, being that same tract of land described in a deed to Vickport, LLC., recorded in Document No. D204276984, DRTCT, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" capped Landcon rebar rod found in the east line of Rogers Road and in the south line of Collinsworth Street for the northwest corner of said Vickport Tract;

ZC-06-004 Continued

Thence North 89° 24' 00" East, 180.00 feet along the south line of Collinsworth Street, same being the north line of the Vickport Tract to a ¾" pipe found for the northeast corner of the Vickport Tract;

Thence South 01° 13' 00" East, 492.10 feet along the east line of Vickport Tract, same being the west line of Lot 4, Block 1, University Plaza Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-181, Page 50, PRTCT, and Lot 3, Block 1, University Plaza Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-51, Page 78, PRTCT, to a ½" capped Landcon rebar rod found in the north line of Riverfront Drive for the southeast corner of the Vickport Tract;

Thence South 81° 02' 00" West, 181.65 feet along the north line of Riverfront Drive same being the south line of the Vickport Tract to a "Y" found cut in concrete in the east line of Rogers Road for the southwest corner of the Vickport Tract;

Thence North 01° 13' 00" West (base bearing), 518.53 feet along the east line of Rogers Road same being the west line of the Vickport Tract to *the POINT OF BEGINNING and containing 2.09 acres or land, more or less.*

Tract 4: 4.79 Ac. +/-

BEING a 4.7947 acre tract of land situated in the W.D. Conner Survey, Abstract No. 288, City of Fort Worth, Tarrant County, Texas, and being part of Lot 1 and part of Lot 2 of Block 3 of the Michael Hughes Estates, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 530, Page 76, DRTCT, and being more particularly described as follows:

BEGINNING at a point for corner said point being the northwest corner of said Lot 2, and also being the southwest corner of Lot 22R, Block 1 of the Michael Hughes Estates, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-57, Page 284, DRTCT;

Thence North 89° 03' 07" East, along the north line of said Lot 2, a distance of 198.93 feet to a 5/8" iron rod found for corner in the westerly right-of-way line of Rogers Road (a 60' ROW);

Thence South 00° 00' 12" East, along the west right-of-way line of said Rogers Road, a distance of 28.84 feet to a 5/8" iron rod found for corner;

Thence South 23° 22' 34" East, continuing along the westerly right-of-way line of said Rogers Road, a distance of 45.63 feet to a "T" cut in concrete found for corner;

ZC-06-004 Continued

Thence South 01° 12' 05" East, continuing along the said westerly right-of-way line, a distance of 753.17 feet to a railroad spike found for corner and being in the north line of a tract of land conveyed by deed to Tarrant County Water Control & Improvement District, recorded in Volume 4542, Page 9, DRTCT;

Thence South 61° 59' 00" West, along the north line of said Water District tract of land, a distance of 192.10 feet to an "X" cut in concrete set for corner;

Thence South 59° 01' 00" West, continuing along the northerly line of said Water District tract of land, a distance of 74.60 feet to a 5/8" iron rod found for corner;

Thence South 81° 32' 00" West, continuing along the said northerly line, a distance of 3.50 feet to a 5/8" iron rod found for corner in the east line of Lot 13R, Block 1, Michael Hughes Estates, an addition to the City of Fort Worth, recorded in Cabinet B, Slide 613, PRTCT;

Thence North 01° 19' 00" West, along the easterly line of said Lot 13R, a distance of 811.53 feet to a concrete monument found for corner;

Thence North 89° 06' 00" East, continuing along the easterly line of said Lot 13R, a distance of 25.00 feet to a 1/2" iron rod set for corner;

Thence North 00° 54' 00" West, continuing along the said easterly line, passing at a distance of 132.90 feet a 5/8" iron rod for reference corner and continuing for a total distance of 137.90 feet *to the POINT OF BEGINNING and containing 208,858 square feet, or 4.7947 acres of land, more or less.*

ZC-06-010 2811 NW 16th Street

Zoning Change:

Recommended From: "B" Two-Family Residential

To: "B/HC" Two-Family Residential/Historic & Cultural Overlay

Description: Lot 6, Block 136, Belmont Part Addition.

ZC-06-011 TEXT AMENDMENT: ACCESSORY DWELLING UNITS

TO AMEND ARTICLE 6 "RESIDENTIAL DISTRICT USE TABLE" OF CHAPTER 4 "DISTRICT REGULATIONS" TO ADD A NEW RESIDENTIAL USE FOR ACCESSORY DWELLING UNITS, AND TO AMEND ARTICLE 5 "RESIDENTIAL DESIGN STANDARDS" OF CHAPTER 6 "DEVELOPMENT STANDARDS" TO ADD A NEW SECTION FOR ACCESSORY DWELLING UNIT STANDARDS, AND TO AMEND CHAPTER 9 "DEFINITIONS" TO ADD A DEFINITION FOR ACCESSORY DWELLING UNIT.

ZC-06-006 7144 McCart Avenue

Zoning Change:

Recommended From: "E" Neighborhood Commercial

**To: "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; plus: Auto Parts Store. Site Plan Required.
(See SP-06-004)**

Description:

BEING a tract of land situated in the E Littlepage Survey, Abstract No. 971 in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land deeded to Rolling Hills Property, Limited Partnership as recorded in Volume 11901, Page 1086, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows (basis of bearing referenced to the west right-of-way line McCart Street as recorded in Volume 6382, Page 307, DRTCT):

COMMENCING at a found 5/8-inch iron rod at the southeast corner of Lot 20, Block 1, South Ridge an Addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-110, Pages 8 & 9, DRTCT same also being the northeast corner of the said Rolling Hills Tract and being in the west right-of-way line McCart Street (a 120 foot right-of-way);

THENCE South 01° 29' 27" West along said west right-of-way line for McCart a distance of 258.24 feet to a point;

THENCE South 01° 20' 10" West continuing along said right-of-way, a distance of 422.29 feet to a point;

THENCE South 00° 42' 22" West continuing with said right-of-way a distance of 267.75 feet to a set 5/8-inch iron rod with yellow cap marked "BHB INC" (set iron rod) for the POINT OF BEGINNING;

THENCE South 00° 42' 22" West with said right-of-way, a distance of 161.00 feet to a set iron rod;

THENCE North 89° 55' 40" West, departing said right-of-way, a distance of 200.00 feet to a set iron rod;

THENCE North 00° 42' 22" East, a distance of 161.00 feet to a set iron rod;

THENCE South 89° 55' 40" East, a distance of 200.00 feet *to the POINT OF BEGINNING and containing 32,050.00 square feet or 0.736 acre more or less.*

SP-06-004 7144 McCart Avenue

Site Plan Approval

Site Plan for Auto Parts Store. (See ZC-06-006)

Description:

BEING a tract of land situated in the E Littlepage Survey, Abstract No. 971 in the City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land deeded to Rolling Hills Property, Limited Partnership as recorded in Volume 11901, Page 1086, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows (basis of bearing referenced to the west right-of-way line McCart Street as recorded in Volume 6382, Page 307, DRTCT):

COMMENCING at a found 5/8-inch iron rod at the southeast corner of Lot 20, Block 1, South Ridge an Addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-110, Pages 8 & 9, DRTCT same also being the northeast corner of the said Rolling Hills Tract and being in the west right-of-way line McCart Street (a 120 foot right-of-way);

THENCE South 01° 29' 27" West along said west right-of-way line for McCart a distance of 258.24 feet to a point;

THENCE South 01° 20' 10" West continuing along said right-of-way, a distance of 422.29 feet to a point;

THENCE South 00° 42' 22" West continuing with said right-of-way a distance of 267.75 feet to a set 5/8-inch iron rod with yellow cap marked "BHB INC" (set iron rod) for the POINT OF BEGINNING;

THENCE South 00° 42' 22" West with said right-of-way, a distance of 161.00 feet to a set iron rod;

THENCE North 89° 55' 40" West, departing said right-of-way, a distance of 200.00 feet to a set iron rod;

THENCE North 00° 42' 22" East, a distance of 161.00 feet to a set iron rod;

THENCE South 89° 55' 40" East, a distance of 200.00 feet ***to the POINT OF BEGINNING and containing 32,050.00 square feet or 0.736 acre more or less.***

SP-06-007 5260 Trail Lake Drive

Site Plan Approval

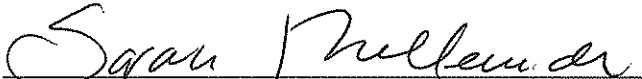
Site Plan for Commercial Use. (See ZC-05-296)

Description: Lot C2, Block 21, Wedgewood Addition.

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:


Assistant City Attorney

Adopted: 